Karen Johnson Davidson County
Batch# 975524 DEEDQC
03/01/2023 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230301-0014537

Name and Address of New Owner:
Casey D. Cooper
8027 Highway 70 South
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 127-00-0-041

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mary Katie Cooper,** "the Grantor," convey and quitclaim any interest they have unto **Casey D. Cooper, sole owner,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being part of an original tract of 108.5 acres conveyed to Agnes Hows Archey and described according to a copy of a survey made by S.H. Hutchison, October 1956, and also described according to a survey made by Bob Cummings, Land Surveyors, dated March 2, 1987, as follows:

Beginning at a point in the center line of U.S. Highway #70 South, also known as Highway 70 South (Hwy 70 S), at the northeast corner of a tract conveyed to Fred G. Hills, Jr and wife, by deed from Agnes Hows Archey of Record in Book 2449, Page 17, Register's Office for said County; thence along Hill's East line and along his line if extended, South 44 degrees 30 minutes West 890 feet to a stake; thence South 54 degrees East 196 feet to a stake with elm pointers; thence NOrth 44 degrees 30 minutes East 886 feet to the center line of said U.S. Highway #70 South, also known as Highway 70 South (Hwy 70 S); thence with the center line of the same as follows: North 52 degrees west 100 feet; North 53 degrees West 100feet to the point of beginning, containing 4 acres, more or less.

Being the same property conveyed to Casey D. Cooper and wife, Mary Katie Cooper by deed dated August 31, 2012 from William G. Walden and wife, Pamela N. Walden, recorded in Instrument No. 20120907-0081415 in the Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 1 day of March, 2023.

MK Cooper (SEAL)
Mary Katie Cooper

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Mary Katie Cooper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1 day of March 2023.

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public
My commission expires: 3/3/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MARY E. ARMOR
(Affiant)

Sworn to and subscribed before me this 1 day of March 2023.

Notary Public
My commission expires: 3/3/26

File # 2022-5213-RS

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

202303010014537

Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/1/23 (date of document).

Regina Sullo
Affiant Signature

3/1/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 1 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

